

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

16 Somerset Crescent, Croydon Vic 3136

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$960,000 & \$1,020,000

### Median sale price

Median price \$720,000 Property Type House Suburb Croydon

Period - From 01/07/2018 to 30/06/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	6 Ernest Rd CROYDON 3136	\$1,068,000	27/03/2019
2	3 Glenora Av CROYDON 3136	\$990,000	17/09/2019
3			

OR

B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 19/09/2019 10:25



**Rooms:** 9

**Property Type:** House

**Land Size:** 1050 sqm approx

Agent Comments

## Comparable Properties



**6 Ernest Rd CROYDON 3136 (REI/VG)**

Agent Comments



**Price:** \$1,068,000

**Method:** Private Sale

**Date:** 27/03/2019

**Rooms:** 9

**Property Type:** House

**Land Size:** 1144 sqm approx



**3 Glenora Av CROYDON 3136 (REI)**

Agent Comments



**Price:** \$990,000

**Method:** Expression of Interest

**Date:** 17/09/2019

**Rooms:** 7

**Property Type:** House

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.